

**City of Greensboro Planning Department  
Zoning Staff Report  
May 10, 2004 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** Item E  
**Location:** 1607 Guilford College Road

**Applicant:** Coalhouse Ruled, Inc.  
**Owner:** Coalhouse Ruled, Inc.

**From:** County Zoning RS-40  
**To:** City Zoning CD-RM-5

**Conditions:** 1) Uses: Uses limited to townhomes for sale and related uses (e.g. amenities).  
2) Maximum of 20 townhomes.  
3) Maximum of two townhome units per building.  
4) Each townhome will have an attached garage.  
5) Each townhome will be constructed of primary building materials consisting of brick, stone and wood.

SITE INFORMATION	
<b>Existing Land Use</b>	Single Family Dwelling
<b>Acreage</b>	5.45
<b>Physical Characteristics</b>	<i>Topography:</i> Flat <i>Vegetation:</i> Grass/Trees <i>Other:</i> n/a
<b>Overlay Districts</b>	n/a
<b>Historic District/Resources</b>	n/a
<b>Generalized Future Land Use</b>	Moderate Residential 6-12 d.u./acre
<b>Other</b>	n/a

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family Dwelling (1)	Co. RS-40
<i>South</i>	Single Family Dwellings (2)	Co. RS-40
<i>East</i>	Single Family Dwellings (4)	Co. RS-40
<i>West</i>	Single Family Dwellings (2) - Portion of Jamesford Meadows (H.P.)	Co. RS-40; H.P. CU- RS-12

ZONING HISTORY		
Case #	Year	Request Summary

DIFFERENCES BETWEEN County RS-40 (EXISTING) AND City CD-RM-5 (PROPOSED) ZONING DISTRICTS
<b>RS-40:</b> Primarily intended to accommodate single family detached dwellings on large lots in areas without access to public water and sewer services. The overall gross density will typically be 1.0 unit per acre or less.
<b>CD-RM-5:</b> Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses at a density of 5.0 units per acre or less. See Conditions.

TRANSPORTATION	
<b>Street Classification</b>	Guilford College Road - Major Thoroughfare.
<b>Site Access</b>	Right-in/Right-out along Guilford College Road.
<b>Traffic Counts</b>	Guilford College Road ADT = 15,000.
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	Requirement per Development Ordinance.
<b>Transit</b>	No.
<b>Traffic Impact Study</b>	Not required.
<b>Other</b>	N/A

ENVIRONMENTAL REVIEW	
<b>Water Supply Watershed</b>	Yes, Lower Randleman Lake
<b>Floodplains</b>	Non-FEMA
<b>Streams</b>	Streams appear to be on adjacent property. At site plan if streams are on property or within 100', a stream buffer would apply.
<b>Other</b>	n/a

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

POLICY 4G.1: Promote compact development.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

**Connections 2025 Map Policies:**

*The area requested for rezoning lies within the following map classifications:*

Moderate Residential (6-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

**CONFORMITY WITH OTHER PLANS**

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** Technically, this property was outside the study boundary of the Guilford College Road Corridor Study which was performed in 1998. However, that Plan did mention that the eastern side of Guilford College Road was on the Greensboro side of the Greensboro-High Point Annexation Agreement Line and might eventually be annexed into the City of Greensboro. Given that possibility, the Plan recommended that future land uses to the east of Guilford College Road should be consistent with the recommendations of the 1995 West Wendover Avenue/Guilford College Road Corridor Plan which designated an extended area as low density residential at 1-5 units per acre.

**Other Plans:****STAFF COMMENTS**

**Planning:** The tract of land to the south containing Olde Salem Drive is being developed with single family homes (Spencer's Trace Subdivision). This tract is zoned RS-12 and it was annexed into the City on December 31, 2000.

The Planning Board voted unanimously to recommend annexation of this property at the April 20, 2004 meeting.

This property is in Tier 1 (Current Growth Area) where infrastructure systems are in place and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next ten years. This request is fully compatible with Policy 9A.5 mentioned above.

There is a water line in Guilford College Road from which a water line can be run into this property. There is a sewer line in Spencer's Trace capable of extension to this property. Making that extension would be the developer's responsibility.

The density of this proposal is 3.7 units/acre and it has direct access to a Major Thoroughfare. Property along Olde Salem Drive to the south is zoned RS-12 (3 units per acre). The Jamesford Meadows subdivision in the City of High Point is zoned CU-RS-12. Additionally, a tract of land on the west side of Guilford College Road opposite the RS-12 zoned property to the south has recently been rezoned to RM-5.

The current rezoning request for townhomes is supported by Comprehensive Plan policies that address compact development, mixed housing types, and diversification of new housing stock.

The density of this request falls short of its designated Moderate Density Residential land use classification, but the proposed use is similar in density to its surroundings while still offering a diversification of housing stock.

**GDOT:** The existing NCDOT widening project for Guilford College Road will limit access to this site to a single right-in/right-out driveway with the construction of a median along Guilford College Road.

**Water Resources:** No additional comments.

**HCD:** No comments.

### **STAFF RECOMMENDATION**

Based on all the information contained in this report, the Planning Department recommends approval.

## ADDITIONAL INFORMATION

N/A